



Living Room

Kitchen





Dining Area

Bedroom 1





Bedroom 2

Communal Entrance Hall

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

HADLEY TAYLOR

213 THE PAVILION, NORWICH NR1 3SN

EXCELLENTLY PRESENTED AND LARGER THAN AVERAGE THIRD FLOOR APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH COMMUNAL ENTRANCE HALL, ENTRANCE HALL, OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES, 2 DOUBLE BEDROOMS, BATHROOM, EN-SUITE SHOWER ROOM, DOUBLE GLAZING, ELECTRIC HEATING, SECURE UNDERGROUND ALLOCATED PARKING AND NO ONWARD CHAIN ENERGY RATING C



GUIDE PRICE £215,000



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich NR4 7PJ Tel: 01603 250248 sales@hadleytaylor.com

Location

The property is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The Norfolk and Norwich University, the University of East Anglia and The Norwich University of the Arts are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The grand communal entrance has a security entrance system with lifts and stairs leading to the third floor. The accommodation comprises of an entrance hall, open plan living room, dining area and kitchen with integrated appliances, two double bedrooms, bathroom and en-suite shower room. The property benefits from electric heating, double glazing and an excellent energy rating.

Outside

The development is surrounded by communal grounds which are maintained under the service agreement. The allocated parking is situated below the apartments and are accessed via a gated secure entrance. The parking for this flat is close by and easily accessed via the stair or lift.

Directions

From the St. Stephens roundabout take St Stephens Road in a southbound direction until you approach the main entrance of the old Norfolk and Norwich Hospital site. The Pavilion is directly ahead.

Tenure and costs

The property benefits from the residue of a 125 year lease which commenced in 2008. The ground rent is £350 per annum and the service charge, which includes water supply and buildings insurance, is £1794 per annum.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

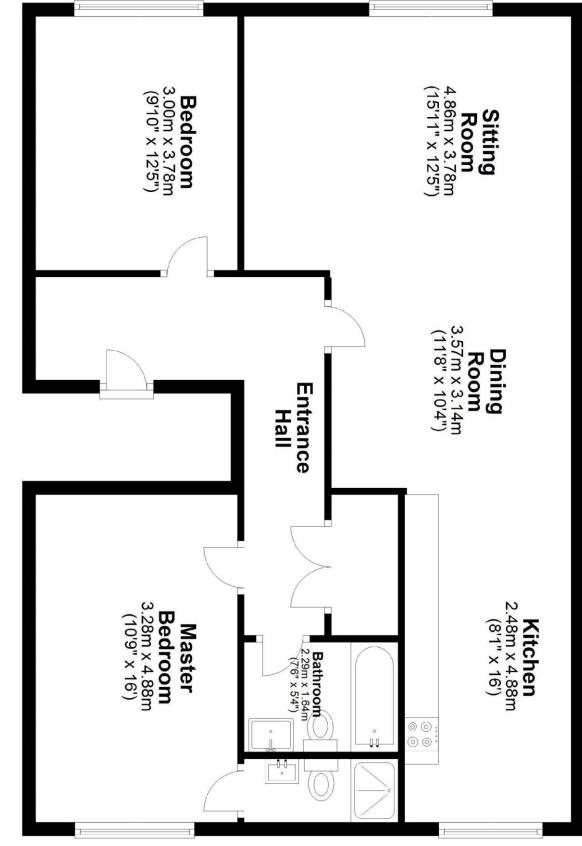
Selling your home

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Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300.



Total area: approx. 86.9 sq. metres (935.0 sq. feet)